

**Trumbull High School Building Committee**  
**MINUTES**  
**July 8, 2009**

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**Call to Order:**

The Chairman, Mr. Nugent called the meeting to order at 7:08 p.m.

**Present:** Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins, Mr. Lemay, Mr. McCabe, Mr. Nugent, Mr. Ronnow (arrived at 7:18 p.m.) and Ms. Timpanelli.

**Absent:** Mr. Chmielewski, Ms. Gottlieb, and Ms. King.

**Also Present:** Al Barbarotta of AFB, John Barbarotta of AFB, Stephen Burgess of JCJ Assoc. Brian Holmes of O&G Construction and Tom Walsh of AP Construction, Town Attorney D. Schopick.

**Approval of Minutes:**

Ms. Flynn and Mr. Lemay moved and seconded to approve the 06/10/09 meeting minutes as submitted. Vote: Motion approved 6-0-2 (Jenkins and McCabe abstained).

**Owner's Rep Update:**

Mr. A. Barbarotta reported that AFB would be presenting 4 requisitions at this meeting including the special inspections invoice. Mr. Barbarotta confirmed for Ms. Flynn that the total JCJ fee for the project is \$3,201,948.00 as represented on their invoice.

Mr. Burgess reported that all schematics for the entire project are complete. The majority of the design development (DD) of all phases will be complete in November 2009. The DD & CD's (construction documents) were distributed at this meeting to the building committee chairman for his review at a later date.

**Invoice Approvals:**

Mr. Doyle and Mr. Jenkins moved and seconded to approve JCJ Invoice #9 in the amount of \$149,116.95. AFB recommended payment. Vote: Motion approved unanimously.

Ms. Flynn and Ms. Bivona moved and seconded to approve the AFB requisition #11 in the amount of \$2,900.00. The building committee reviewed AFB's monthly invoice. Vote: Motion approved unanimously.

Mr. Doyle and Ms. Timpanelli moved and seconded to approve the Michael Horton Assoc. invoice 09-63 in the amount of \$4,000.00 proposal was previously approved by the building committee. Vote: Motion approved unanimously.

Ms. Bivona and Ms. Flynn moved and seconded to approve the Sustainable Engineering Solutions, LLC invoice dated 06/30/09 in the amount of \$8,350.00 (proposal previously approved by the building committee). Vote: Motion approved unanimously

Mr. Doyle and Ms. Bivona moved and seconded to approve the Donofrio invoice March 2009-June 2009 in the amount of \$ 1,386.00. The chair forwarded the invoice to the building committee for their review. Vote: Motion approved unanimously.

Mr. Ronnow arrived at 7:18 p.m.

**Owner's Rep Update continued:**

Mr. Barbarotta stated they had presented to the Town Council on July 6, 2009. JCJ spoke to the savings of removing the 11 auditorium seats as the Town Council had requested.

The presentation to the Town Council went very well.

Ten bid packages will be reviewed at this meeting, one bid had been eliminated, 2 more, (Electrical & HVAC) are expected to come in next week. O&G had brought the bidders in one by one to interview & to confirm the lowest qualified responsible bidders. It has been a very optimistic time to bid; the numbers since February 2009 have come down. The natatorium is still included in the project, but it has not been bid yet. It will be necessary to go to special legislation; an appeal to the commission is not an option. Phase II will be bid in Dec. 2009 /Jan. 2010 and be awarded in February 2010.

**Architect Update: Like-New-Renovation**

Mr. Burgess reported that the pool/natatorium had been approved as part of Phase I, it will always be part of Phase I in the state's eyes. Two addendum had been issued to date (Electrical & HVAC) and another to go out tomorrow. JCJ has personally met with all the low bidders; all interviews were audio taped. Contractors' opinions of the bid documents were very good, the fact that the bids did come in fairly close to one another represents that the bid documents were well written..

**Construction Manager Update: Like-New-Renovation:**

Mr. Holmes reviewed the summary of bids (10) in detail with building committee, reiterating that two more would come in next week. Mr. Holmes reported that he had met with the apparent low bidders and reviewed the scope with each. Mr. Holmes distributed a detailed spreadsheet representing all bidders of all the bid packages, the apparent low bidders were denoted and were reviewed with the building committee on detail.

Ms. Flynn and Mr. Doyle moved and seconded to approve/award Dalling Construction as the lowest qualified responsible bidder the site work contract (\$393,628). There was one item missing, issued in addendum #2, a grass road requested by the town fire marshal. It is approximately a \$25 – \$30,000 value. If that amount were to be added to the bid, Dalling would still be the lowest bid. The grass road could be put into Phase II or it could be issued as an after bid change/ or as a change order. O&G suggested doing the road at a later date and would allow it to have a bidding value attached. The second lowest bid did not have a bond, therefore we are comparing the bid with the #3 bid and the Dalling bid is still lower than the #3 even with the cost of the grass road added in. Dalling Construction is union. A complete full scope review had been completed.

**Vote:** Motion approved unanimously.

Ms. Flynn and Ms. Bivona moved and seconded to approve/award McCarthy Concrete, Inc as the lowest qualified responsible bidder the concrete contract (\$408,00.00). A complete full scope review had been completed.

**Vote:** Motion approved unanimously.

Mr. Doyle and Mr. Ronnow moved and seconded to approve/award Connecticut Mason Contractors, Inc. as the lowest qualified responsible bidder the masonry contract (\$550,000.00). Connecticut Mason Contractors, Inc. is union. A complete full scope review had been completed.  
**Vote:** Motion approved unanimously.

Mr. Lemay and Mr. Jenkins moved and seconded to approve/award Topper & Griggs Group, LLC as the lowest qualified responsible bidder the structural steelwork contract (\$810,854.00). A complete full scope review had been completed.  
**Vote:** Motion approved unanimously.

Ms. Timpanelli and Ms. Bivona moved and seconded to approve/award Greenwood Industries as the lowest qualified responsible bidder the roofing contract (\$794,000.00). Greenwood Industries is union. A complete full scope review had been completed.  
**Vote:** Motion approved unanimously.

Mr. Jenkins and Ms. Timpanelli moved and seconded to approve/award Massey's Plate Glass & Aluminum Inc. as the lowest qualified responsible bidder the windows and entrances contract, (\$689,000.00). Massey's Plate Glass & Aluminum Inc. is union. A number of temporary exit doors were needed to be added, this bid did come in at a greater number than the estimate. A complete full scope review had been completed.  
**Vote:** Motion approved unanimously.

Mr. Doyle and Mr. Ronnow moved and seconded to approve/award Acoustics, Inc as the lowest qualified responsible bidder the drywall & acoustical contract (\$525,750.00). A complete full scope review had been completed. Acoustics, Inc is union.  
**Vote:** Motion approved unanimously.

Ms. Flynn and Ms. Bivona moved and seconded to approve/award R&M Painting, LLC as the lowest qualified responsible bidder the painting contract (\$43,000.00). A complete full scope review had been completed. R&M Painting, LLC is non-union.  
**Vote:** Motion approved unanimously.

Mr. Ronnow and Ms. Timpanelli moved and seconded to approve/award K&M Fire Protection Services, Inc. as the lowest qualified responsible bidder the fire protection contract, (\$97,640.00). A complete full scope review had been completed. K&M Fire Protection Services, Inc. is union. The water pressure has been determined to be more than adequate by the town fire marshal.  
**Vote:** Motion approved unanimously.

Mr. Jenkins and Ms. Flynn moved and seconded to approve/award Secondi & Sons, Inc as the lowest qualified responsible bidder the general trades contract (1,105,000.00). A complete full scope review had been completed.  
Mr. A. Barbarotta reported that there were concerns over this apparent low bidder. During the scope review Secondi & Sons, Inc was combative, the scope went well, and it was the specialized instructions that is a concern. Secondi & Sons, Inc had disagreed with the specialized instructions and changed them, they felt that they would and should do it a different way. There was an issue with Secondi & Sons, Inc attending project meetings as well. The construction manager wanted the glass area staged, Secondi & Sons, Inc disagreed with this specialized instruction and bid rolling lifts. O&G stated that based on experience with working with them on 4 jobs the quality of work is not an issue, they do have an excellent millwork, the issue is with the office people. Mr. Barbarotta stated that the glass area is an issue with the bid, it is a \$50,000.00 issue, Secondi & Sons, Inc came back and said they missed providing the weather tight area for the glass area,

which is approximately a \$50,000.00 issue which would be needed to be added to the bid. Not using the staging would impact each and every other contractor.  
O&G has no knowledge of pending litigation with Secondi & Sons, Inc.

Mr. A. Barbarotta reported that AFB has been working on a firehouse project that Secondi & Sons, Inc had CM'ed and believes that project will go to litigation. AFB has been on the project for two years now and it does not appear that there will be a resolution to the issues with Secondi & Sons, Inc. The windows of the firehouse are floating, which does not allow for the windows to open and close, (non-operational). Secondi & Sons, Inc is lower than the other bidders due to the fact they changed the specialized instructions, they did not bid the package as all the other bidders had Secondi & Sons, Inc did not bid as prescribed or as the other bidders had.

Mr. Burgess concurred with O&G that Secondi & Sons, Inc did not follow the requirements of the specs and was combative in the review of scope. Mr. Holmes stated that Secondi & Sons; Inc has not indicated his responsibility to follow requirements.

Atty. Schopick stated that all are concerned with the combative nature, and are not willing to do the bid work as presented and have not responded to the issues, since they have not responded one would concur that Secondi & Sons, Inc are not the lowest qualified responsible bidder. Mr. Ronnow suggested waiting for a response. O&G believes the discrepancy of the bid by changing the specialized instruction would represent a value of \$25,000.00. Secondi & Sons, Inc had stated during the scope review and interview that if they had put the \$50,000 in the bid for the temporary wall he would not be sitting as the low bidder, and knew that tonight was the night the building committee would be taking the vote on this package. The questions had been asked, an answer was given with regard to temporary wall, but the staging question clearly has not been answered. Mr. Holmes stated that Secondi & Sons, Inc are missing the "responsible" portion of the lowest qualified responsible bidder requirement.

Mr. Barbarotta read the section referred to as, "guidelines as to how and why a bidder could be rejected as the low bidder", from the Invitation to Bid Document to the building committee members present at this meeting.

Motion failed 0-9 (Nugent, McCabe, Ronnow, Doyle, Flynn, Bivona, Timpanelli, Lemay & Jenkins against).

Mr. Doyle and Mr. Jenkins moved and seconded to approve/award Tomlinson Hawley Patterson, Inc as the lowest qualified responsible bidder the general trades' contract, (\$1,128,000.00). A complete full scope review had been completed by O&G. The bid included the prescriptions/specialized instructions (staging) and the temporary partitions. The bid was very complete, there were a couple of wholes, and they were very minor though and will not raise the price/bid at all.

Vote: Motion approved unanimously.

Mr. A. Barbarotta reported that asbestos abatement had begun today at the high school. As soon as the site work contract is awarded Dalling can start work immediately.

Ms. Timpanelli reported that the school administrators have meet with Mr. Elliott and Ms. Scalfani of JCJ reviewing the interior designs and have been very attentive to all of the BoE needs.

In response to a question from Mr. Ronnow, JCJ confirmed the plans are on the JCJ web-site and are updated every Friday.

The next building committee meeting will take place on Wednesday, July 15 and Wednesday July 22, both meetings to start at 7:00 p.m. and both to be held at the Helen Plumb Building.

**Adjournment:**

There being no further business to discuss upon motion made by Ms. Flynn and seconded by Ms. Bivona the THSBC adjourned by unanimous consent at 9:06 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk